

## **PROCEEDINGS OF THE HISTORIC CONSERVATION BOARD**

**MONDAY, NOVEMBER 7, 2005**

**3:00 P.M., J. MARTIN GRIESEL ROOM, CENTENNIAL PLAZA II**

The Historic Conservation Board met at 3:00 P.M., in the J. Martin Griesel Room, Centennial Plaza II, with members: Kirk, Kreider, Raser, Senhauser, Spraul-Schmidt, Sullebarger and Wallace present. Absent: Bloomfield and Chatterjee.

### **CERTIFICATE OF APPROPRIATENESS, 830 LINCOLN AVENUE, LINCOLN-MELROSE HISTORIC DISTRICT**

Staff member Adrienne Cowden presented a report on a Certificate of Appropriateness to construct seven single-family rowhouses at 830 Lincoln Avenue. On June 14, 2004, the Board conducted a preliminary design review for this project and approved a Zoning Variance for a 10'-0" front yard setback. Approvals were conditioned upon the applicant submitting final plans at a later date. The Walnut Hills Redevelopment Authority returned with plans to meet that condition. Ms. Cowden said that the present site plan matches that submitted in 2004, but that the elevations have been modified based on the Board's earlier comments and recommendations.

The proposed townhouses will be built in two groups, four facing Melrose Avenue and three on Lincoln Avenue. Ms. Cowden indicated that the new design arranges interior spaces on several levels to create elevated entry porches while providing for garages in the rear. Staff believes that the size, scale and materials conform to the new construction guidelines. Ms. Cowden indicated that staff still had concerns about the elevation of the Lincoln Avenue block facing the open corner at Melrose Avenue. She pointed out that during the preliminary design review, the Board suggested that this elevation have a strong corner element to define the corner.

Although two windows have been added to its east elevation, the corner rowhouse still has a simple, unadorned side elevation facing Melrose. Ms. Cowden said that staff suggested that the open porch wrap around the building or that the elevation be redesigned to delineate the corner and acknowledge the intersection. She pointed out that the applicant contends that a wrap-around porch was considered but that it was determined to be cost-prohibitive.

Ms. Cowden stated that she received e-mails from the Walnut Hills Area Council (WHAC), indicating that they had not reviewed the revised proposal and was interested in more information. Staff described the project to Mr. Goepper, WHAC president, and provided him with a copy of the project drawings. Staff received no further comments or inquiries from the WHAC, interested parties, community organizations, or property owners.

Jim King, president of the Walnut Hills Redevelopment Authority, was present to answer questions. Ms. Sullebarger suggested that the end wall elevations of each group could be further relieved by changes in fenestration. The second floor bedroom window could be moved closer to the center of wall and a second window serving the first floor greatroom be added beneath it on axis. Mr. King said he would consider the changes, but that two windows had been added to the end elevation in response to the Board's comments.

Ms. Sullebarger and Mr. Senhauser questioned if a chimney for the first floor fireplace could provide an opportunity to elaborate the side elevations. Mr. King stated the fireplace was vented through the wall and was an add-on that buyers typically did not select. In response to Mr. Kreider Mr. King stated that the paired front windows served unfinished first floor space to provide the new owner design options for completion. Mr. King also acknowledged that the second floor plan shows a rear deck that is not shown on the side elevations.

Mr. Raser confirmed that the townhouses were based on a Drees prototype, and questioned whether a narrower standard model might have been used to reduce the width of each block and to create better massing. Mr. King responded that the area and dimensions of the units were driven by the sale potential for the homes. Mr. Raser said the corner unit needed to be emphasized and that he believed that this could be done economically and within the required zoning setbacks. He said that he had expected to see such issues better resolved and was disappointed in the final plan.

### **BOARD ACTION**

The majority of the Board voted (motion by Kreider, second Spraul-Schmidt, Mr. Raser nay) to approve a Certificate of Appropriateness for the proposed townhouses with the following conditions:

1. The site plan shall be revised to show a walkway connecting the front entrance of each Lincoln Avenue rowhouse to the sidewalk.
2. The front porches will be redesigned to eliminate the jack arches.
3. The applicant shall submit side and rear elevations for the review and approval of the Historic Conservation Board prior to construction.
4. Encourage the applicant to consider revisions to the corner townhouse at Lincoln and Melrose Avenues to better address the corner location of this building.

### **CERTIFICATE OF APPROPRIATENESS & ZONING VARIANCE, 1639-1641 VINE STREET, OVER-THE-RHINE HISTORIC DISTRICT**

Staff member Adrienne Cowden presented a Certificate of Appropriateness and Zoning Variance for 1639-1641 Vine Street to install a 6'-0" high, solid wood fence. On October 24, 2005, the Board approved a Certificate of Appropriateness and a Zoning Variance for an 8'-0" metal picket fence. However, at that meeting, the applicant expressed a desire for a solid wood fence, and the Board indicated it would consider a privacy fence that met the guidelines and that did not exceed 6'-0" in height. The applicant was returning for approval of its revised proposal.

### **BOARD ACTION**

The Board voted (motion by Sullebarger, second Raser) to take the followings actions:

1. Approve a Certificate of Appropriateness for the proposed wood fence.
2. Approve the necessary Zoning Variance to permit the opacity of the proposed 6'-0" tall fence finding that such relief from the literal interpretation of the Cincinnati Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property in the district or vicinity where the property is located and
  - a. Is necessary and appropriate in the interest of historic conservation as not to adversely affect the historic architectural or aesthetic integrity of the district.

### **ADJOURN**

As there were no other items for consideration by the Board, the meeting adjourned.

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William L. Forwood  
Urban Conservator

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John C. Senhauser, Chairman

Date: \_\_\_\_\_